



**GREGG GLIME** SIOR, CCIM

**CALEB LOUDAMY**

**4700-4734 W WACO DRIVE, WACO, TX 76710**

1,275 - 4,578+/- SF

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

Prime retail and office space available at Center West, a growing retail hub central to town. This high-visibility location offers versatile spaces ideal for retail, office, or service businesses, with ample parking, strong traffic counts, and excellent signage opportunities. Positioned with national and local retailers, Center West is a prime center to grow your business.

- Waco Drive frontage seeing 34,000 daily cars
- Retail, office and medical suites available
- Ample parking | 3.8:1,000SF parking ratio
- Dedicated monument and building signage
- TI packages available

## PROPERTY HIGHLIGHTS

### PROPERTY

Center West

### LOCATION

4700 - 4734 W Waco Drive, Waco, TX 76710

### PROPERTY TYPE

Office | Retail

### ZONING

C-3

### AVAILABLE SPACE

1,275 - 4,578+/- SF

### LEASE RATE

\$18 - \$22/SF + NNN

### NNN PRICE

\$3.80/SF



# PHOTO GALLERY



**Gregg Glime** SIOR, CCIM  
gregg@cromwellcommercialgroup.com

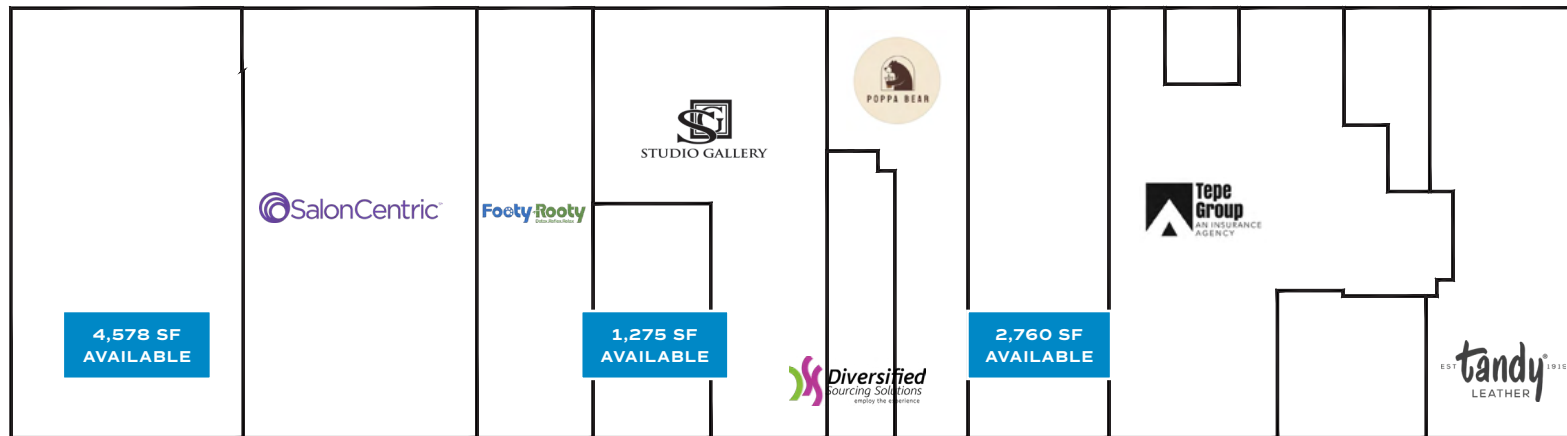
**Caleb Loudamy**  
caleb@cromwellcommercialgroup.com

# SITE PLAN

SUITE	AVAILABILITY
4700	4,578 SF AVAILABLE
4707	SALON CENTRIC
4708	FOOTY ROOTY
4710	1,275 SF AVAILABLE
4712	STUDIO GALLERY

SUITE	AVAILABILITY
4714	DIVERSIFIED SOURCING SOLUTIONS
4716	POPPA BEAR
4720	2,760 SF AVAILABLE
4732	TEPE GROUP
4734	TANDY LEATHER

North Industrial Drive



#4700 W. Waco Drive



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Dillard's

THE HOME DEPOT

AZULES

DISCOUNT TIRE

Stanton OPTICAL

BARNES & NOBLE

SAMUELS FURNITURE

WACO CARPET COMPANY

STYLE HOUSE HOME FURNISHINGS

THE SALVATION ARMY

mitsubishi

SUBJECT PROPERTY

N INDUSTRIAL DR

DQ

[Click to view property](#)

BOUNDARY LINES ARE APPROXIMATE



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N INDUSTRIAL DR

W WACO DR | 33,817 VPD

SUBJECT PROPERTY

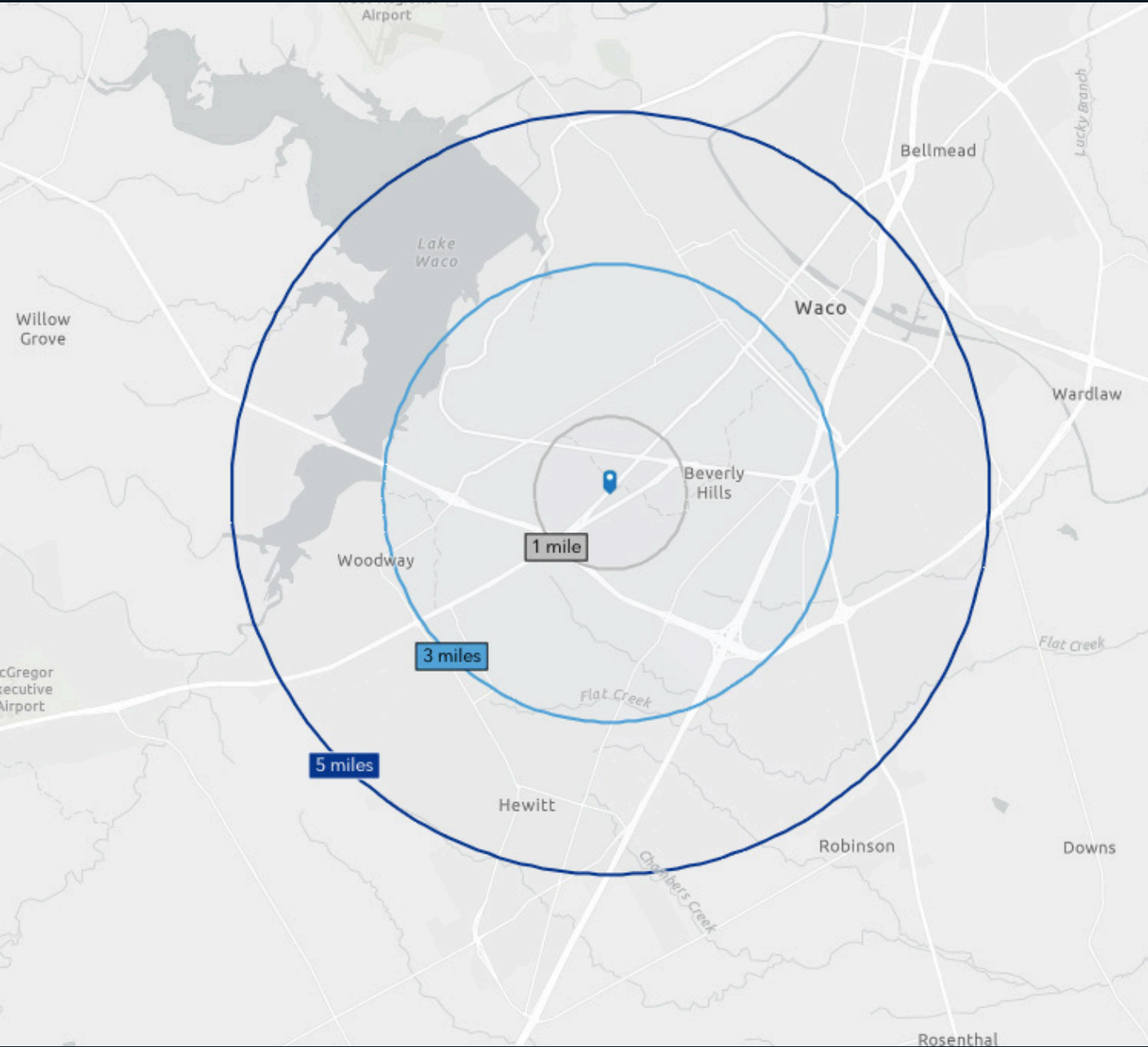
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# DEMOGRAPHICS



## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	7,713	62,962	130,336
2020 Population	8,621	67,638	141,654
2024 Population	8,823	69,495	145,517



**Median Age**  
32.8

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	3,454	24,178	49,054
2020 Households	3,735	26,252	53,866
2024 Households	3,831	27,186	55,760

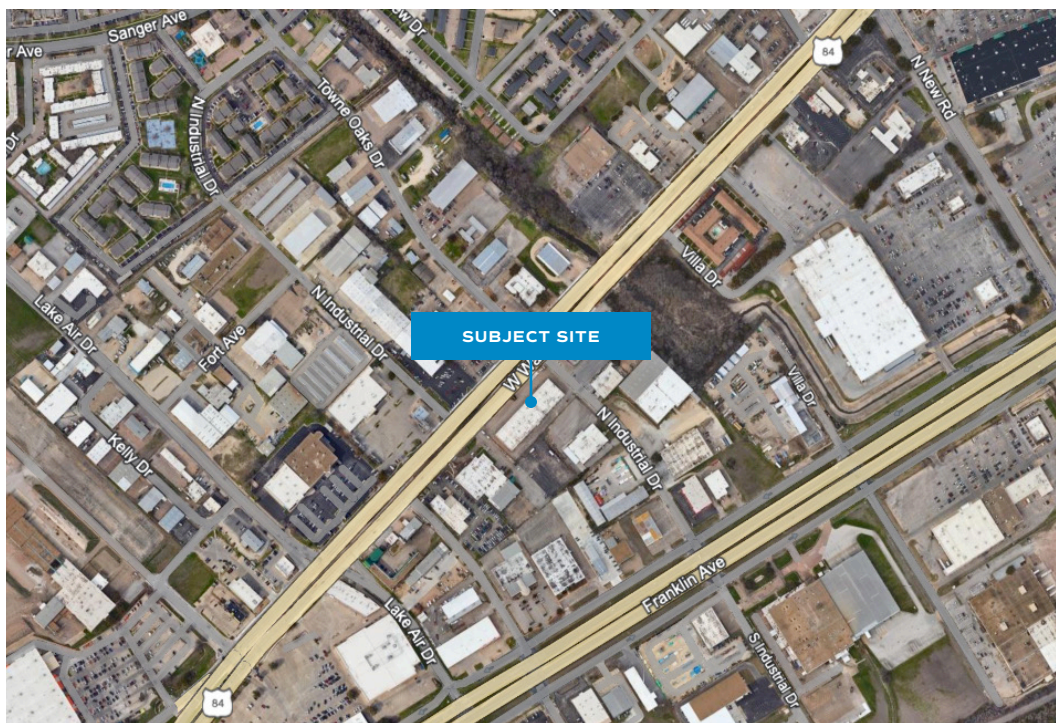
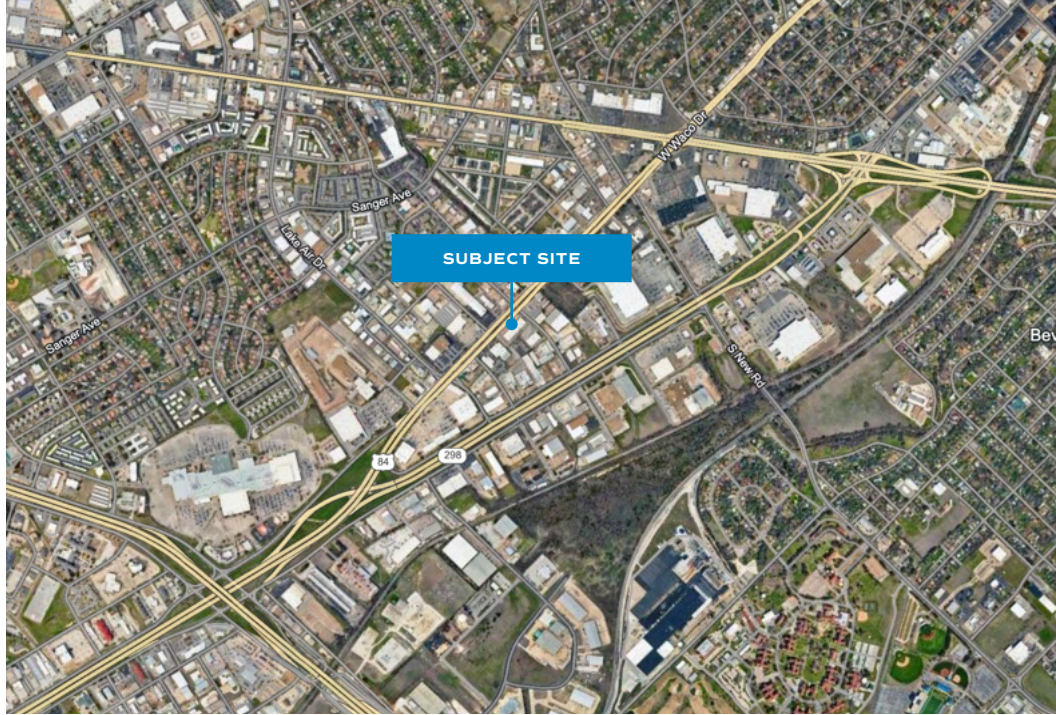
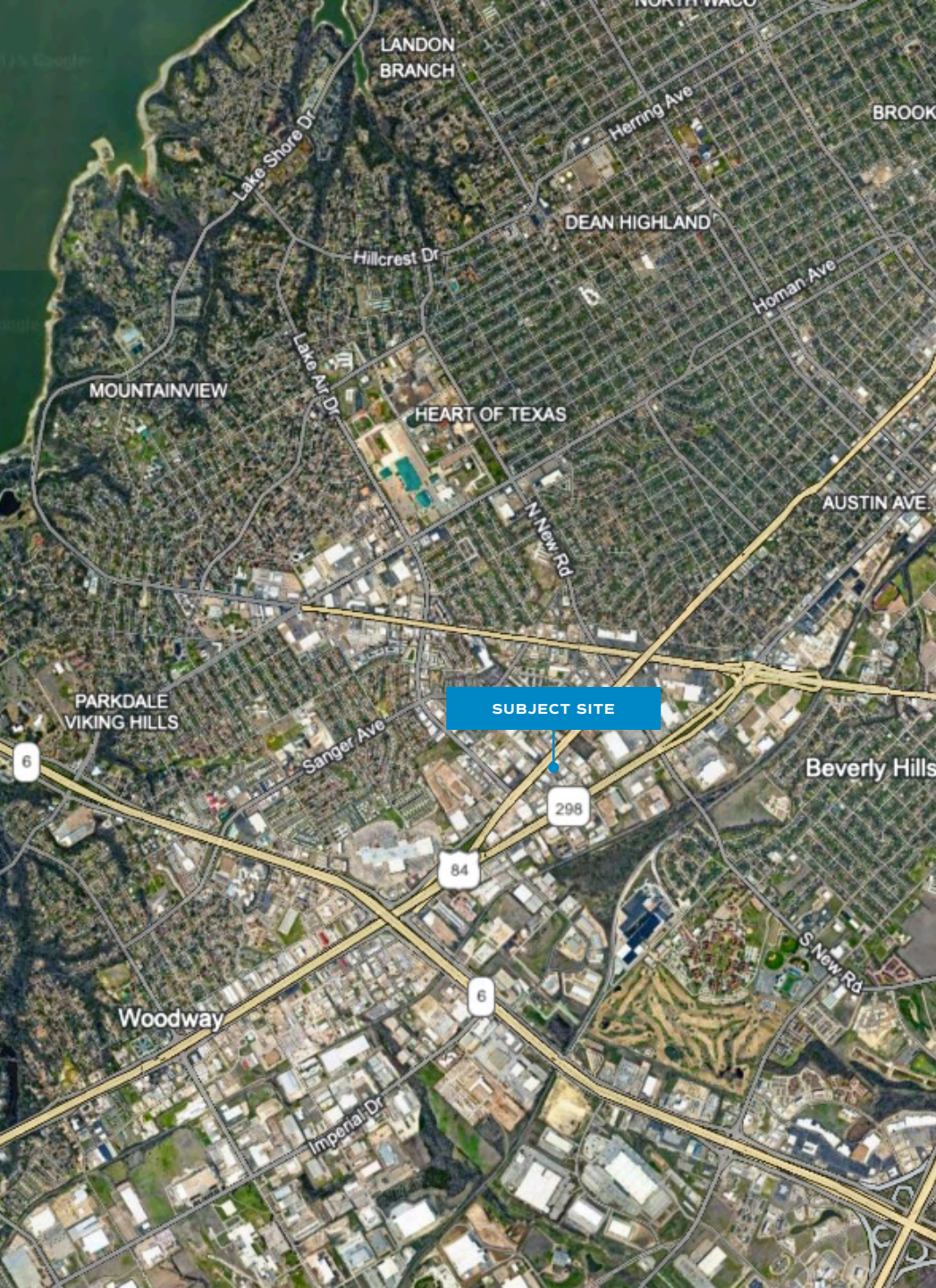
### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$45,579	\$56,940	\$54,725

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$57,452	\$77,926	\$77,979





# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Apex, Realtors	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kathy Schroeder	269763-B	kathy@cbapex.com	254-776-0000
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Gregg Glime, SIOR, CCIM	620081-B	gregg@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date